

November 2, 2000

TO: Mayor and City Council

FROM: John Lettelleir, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 1, 2000

The following item is scheduled for the November 21, 2000 City Council Meeting

Zoning Case: Z2000-44
Applicant: City of Frisco

DESCRIPTION:

Request to amend the Subdivision Ordinance regarding street standards for residential neighborhoods. Tabled 08/29/2000 & 09/26/2000.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval as submitted.

Residential streets with 60-feet of right-of-way or less, excluding collector streets, shall not exceed a maximum length of 600 feet measured from the major thoroughfare right-of-way, and 1,400 feet for all other residential streets that do not intersect a major thoroughfare without one or more of the following design elements:

1. A curve radius of 200 feet. Tangent between reverse curves shall be a minimum of 150-feet. A 150-foot offset shall be provided within the street when reverse curves are used, see attached exhibit.
2. An offset within the street between 90 to 120 degrees. Minimum offset between reverse offsets shall be 150 feet.

Residential streets may extend to 2,000 feet without an offset when one of the following is provided:

1. A street design with 22-foot wide travel section with parking cut-outs that are eight feet wide and 66-feet long with a tree island between the parking cut-outs that measure 20-feet long and eight feet wide. Parking cutouts shall be offset from parking cutouts on the opposite of the street. A three-inch caliper tree shall be

planted in each tree island. This option is not available for front entry product(s). Front entry product is prohibited on this street.

2. Block lengths not to exceed 700-feet with 60-feet of right-of-way with 27-feet of residential street pavement and three-inch caliper tree provided in front of each residential lot between the curb and the sidewalk. This tree is in addition to the tree(s) required on a residential lot. The tree shall be installed before the Certificate of Occupancy of the house. The number of cul-de-sacs intersecting this street is limited to 25%.

Minimum three-inch caliper tree shall be used. The types of trees are to be selected from Zoning Ordinance Section 39-7. These trees shall be mechanically irrigated with a bubbler system or other approved irrigation system that minimizes water run-off and evaporation. Root barriers as approved by the City's landscape architect shall be installed with each tree. The homeowner shall be responsible for the irrigating and maintaining.

A collector street may exceed 1,400 feet provided that no residential lots front the collector street, and the collector street shall not have any straight sections exceeding than 1,000 feet.

Divided roadways are excluded from the street length requirement.

The 25% curvilinear requirement is deleted.

Exemptions

Concept plans, preliminary plats and final plats approved prior to the adoption to this ordinance shall be exempted. However, the City may consider applying the proposed ordinance should major changes be sought by the applicant. Major changes include but not limited to:

1. Rerouting of streets
2. Increasing the lot count fifteen percent (15%) from the previous approved plan/plat.

JL/sg

cc: Frank Jaromin
Donnie Mayfield
Mack Borchardt